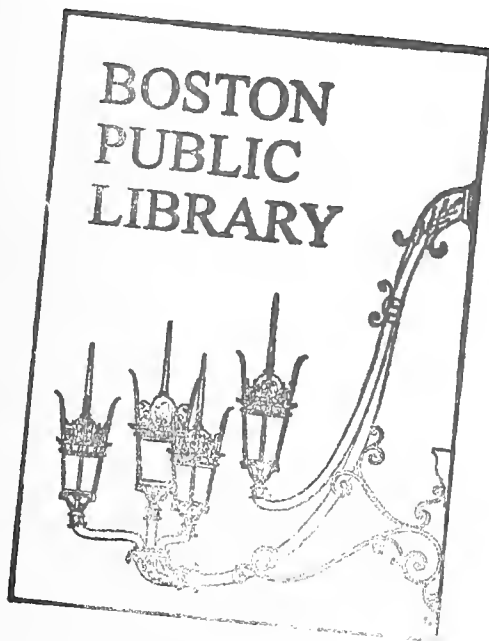


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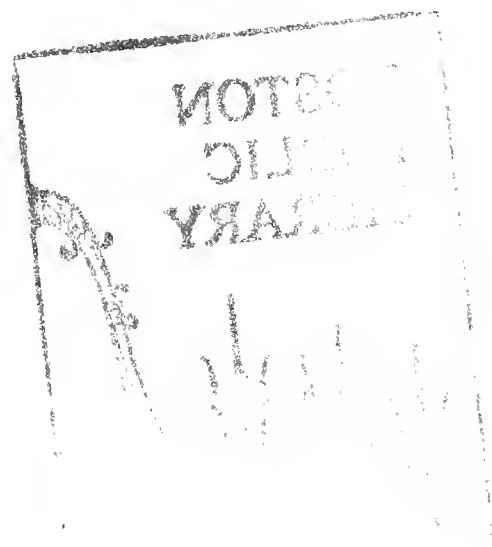
APPLICATION FOR DESIGNATION OF THE
WESTERN AVENUE CARD



CITY OF BOSTON
Kevin H. White, Mayor

BOSTON REDEVELOPMENT AUTHORITY
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Member
William A. McDermott, Member
Kane Simonian, Secretary
Robert J. Ryan, Director

M 42
B 65R
WA



Western Avenue CARD

- 1.0 Rationale
- 2.0 Planning Objectives
- 3.0 Boundaries of the Western Avenue CARD
 - 3.1 General Physical Conditions
- 4.0 Land Use and Zoning
- 5.0 Plan Strategy
 - 5.1 Public Improvements and Local Financial Commitment
 - 5.2 Use of Development Incentives Available within the CARD Area
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- 7.0 Business Community and Citizen Participation Provision
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1.0 Rationale for Designation of the Western Avenue CARD

The proposed district boundaries include the area bounded by Litchfield Street, Holton Street, Everett Street, and Western Avenue, excluding the properties in the southeast and southwest corners. Most of the land and buildings within the CARD are owned by the Western Avenue Associates (W.A.A.) The 79,000 square feet of vacant land along Everett Street is currently owned by Levy Trust. The W.A.A. is interested in acquiring this land and using it for additional parking.

The CARD boundary contains most of the property that currently possesses revitalization potential for commercial use in this immediate area.

The W.A.A. has made a large investment in what was formerly deteriorating and underutilized space. With the full support of the community, they have rehabilitated some of the structures for commercial use. In so doing, they have improved and strengthened the surrounding community. Now, with higher interest rates, the developers need help to further improve the area by rehabilitating and converting the remaining structures.

As mentioned earlier, the Western Avenue CARD area is zoned for light manufacturing. Conversion of the property to commercial and office use does not conflict with the present zoning, as these are preferable uses in the community's view.

The designation of a CARD on Western Avenue in no way affects the revitalization of Boston's downtown.

The following information on building age, conditions, and vacancy rates was derived from survey data.

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<http://www.archive.org/details/applicationforde1981bost3>

Table I
Western Avenue CARD
Building Condition, Vacancy, Age

<u>Building Condition</u>	<u># of Buildings</u>	<u>% of Total</u>
Good	5	56
Fair	4	44
Poor	<u>0</u>	<u>0</u>
Total	9	100
<u>Vacancy</u>		
1-10%	9	100
10-50%	0	0
50-10%	<u>0</u>	<u>0</u>
Total	9	100
<u>Age</u>		
Pre-1890	2	22
1890-1919	1	11
1920-1939	0	0
Post 1940	<u>6</u>	<u>67</u>
Total	9	100



Fig. 1

WESTERN AVENUE CARD

LOCATION



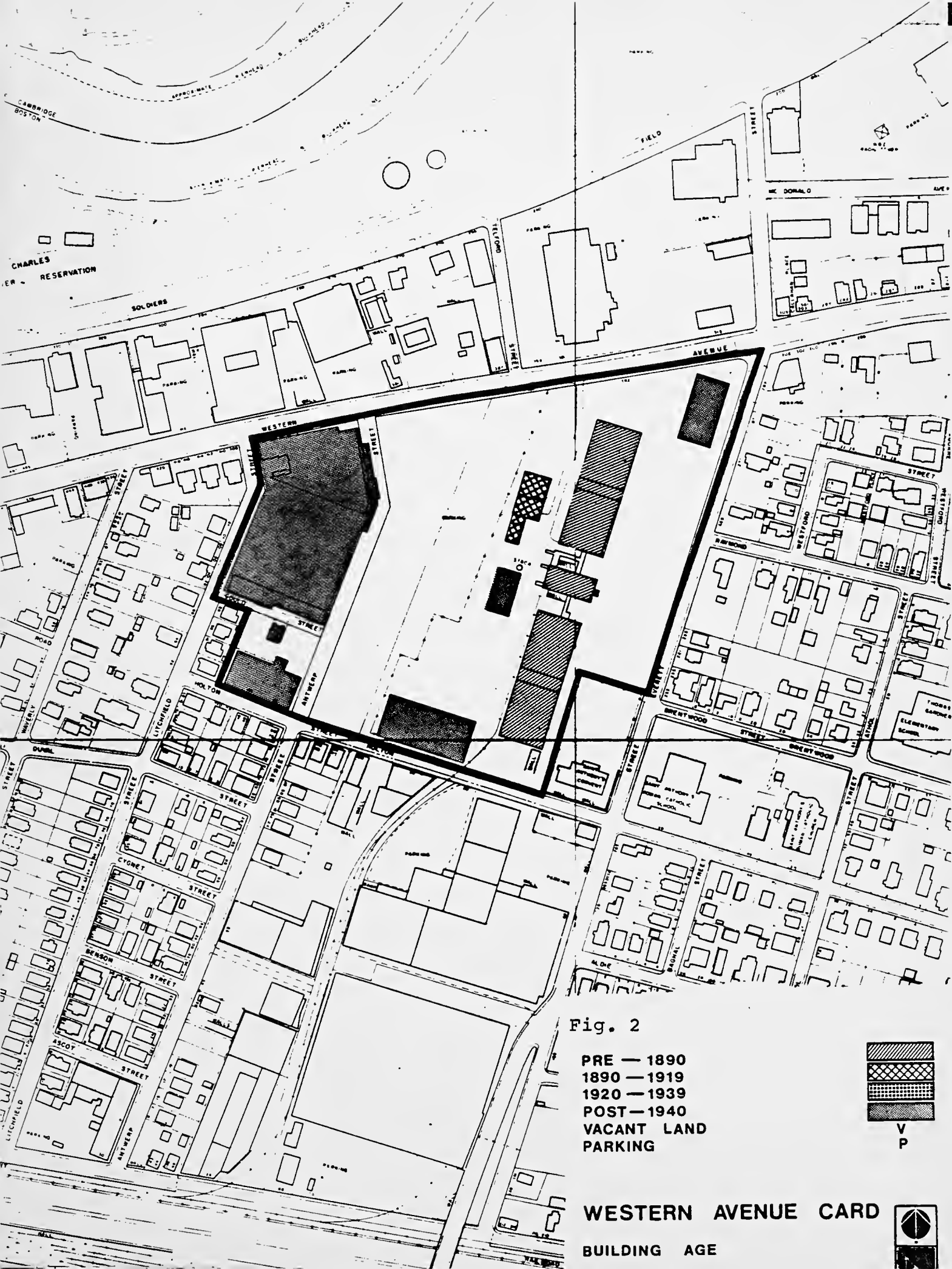
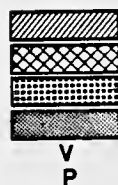


Fig. 2

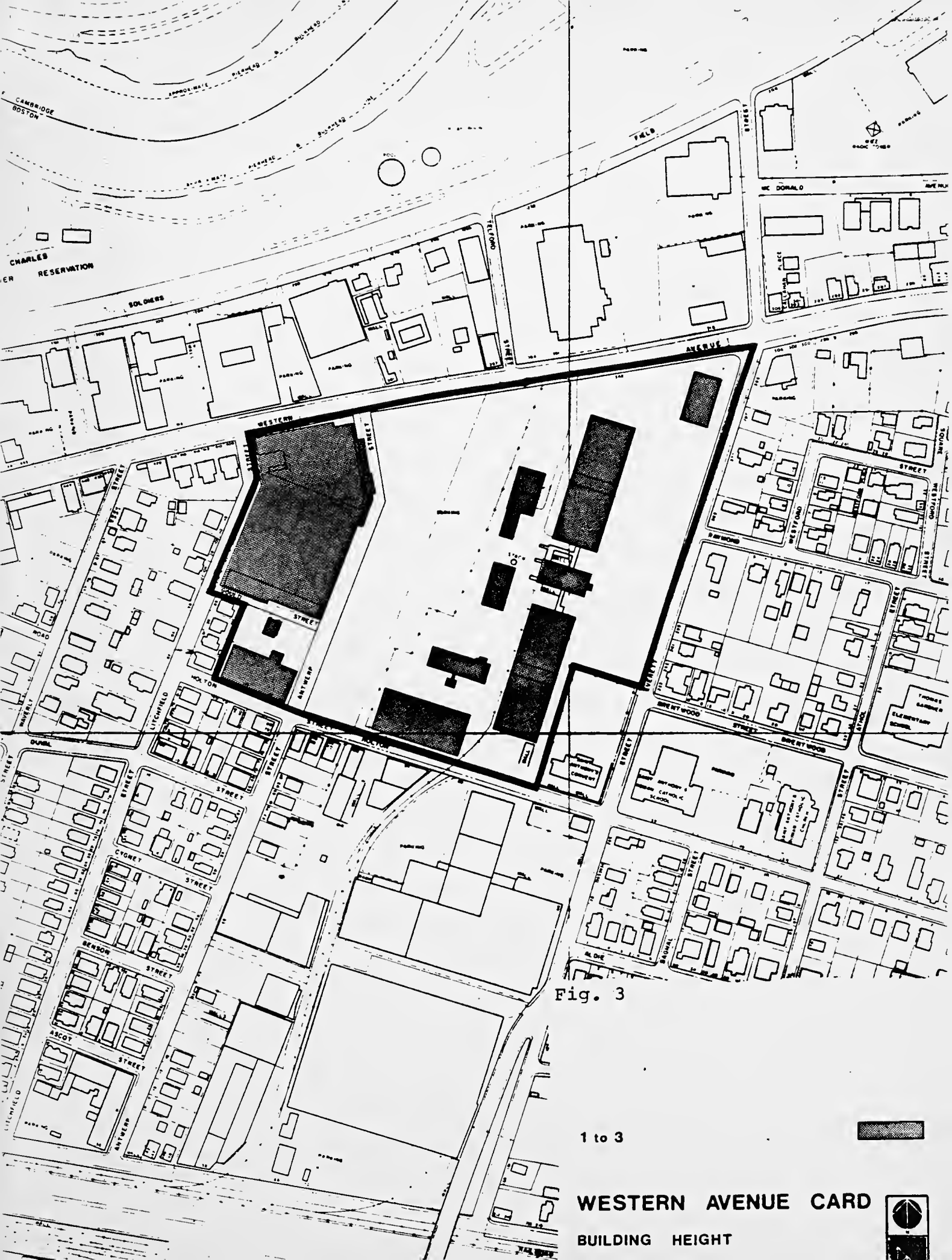
PRE — 1890
 1890 — 1919
 1920 — 1939
 POST — 1940
 VACANT LAND
 PARKING



WESTERN AVENUE CARD

BUILDING AGE





WESTERN AVENUE CARD
BUILDING HEIGHT



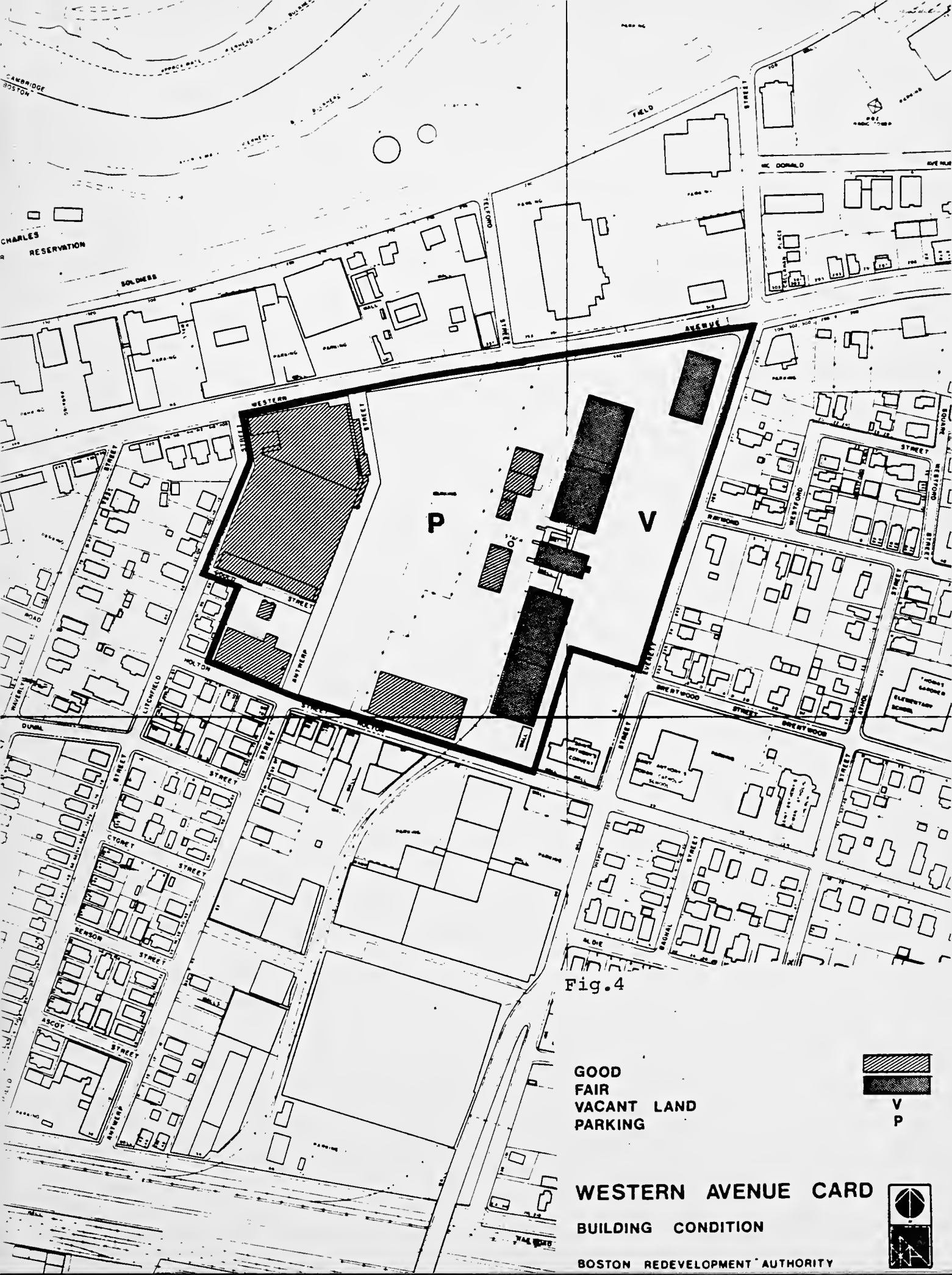


Fig.4

GOOD
FAIR
VACANT LAND
PARKING



WESTERN AVENUE CARD
BUILDING CONDITION



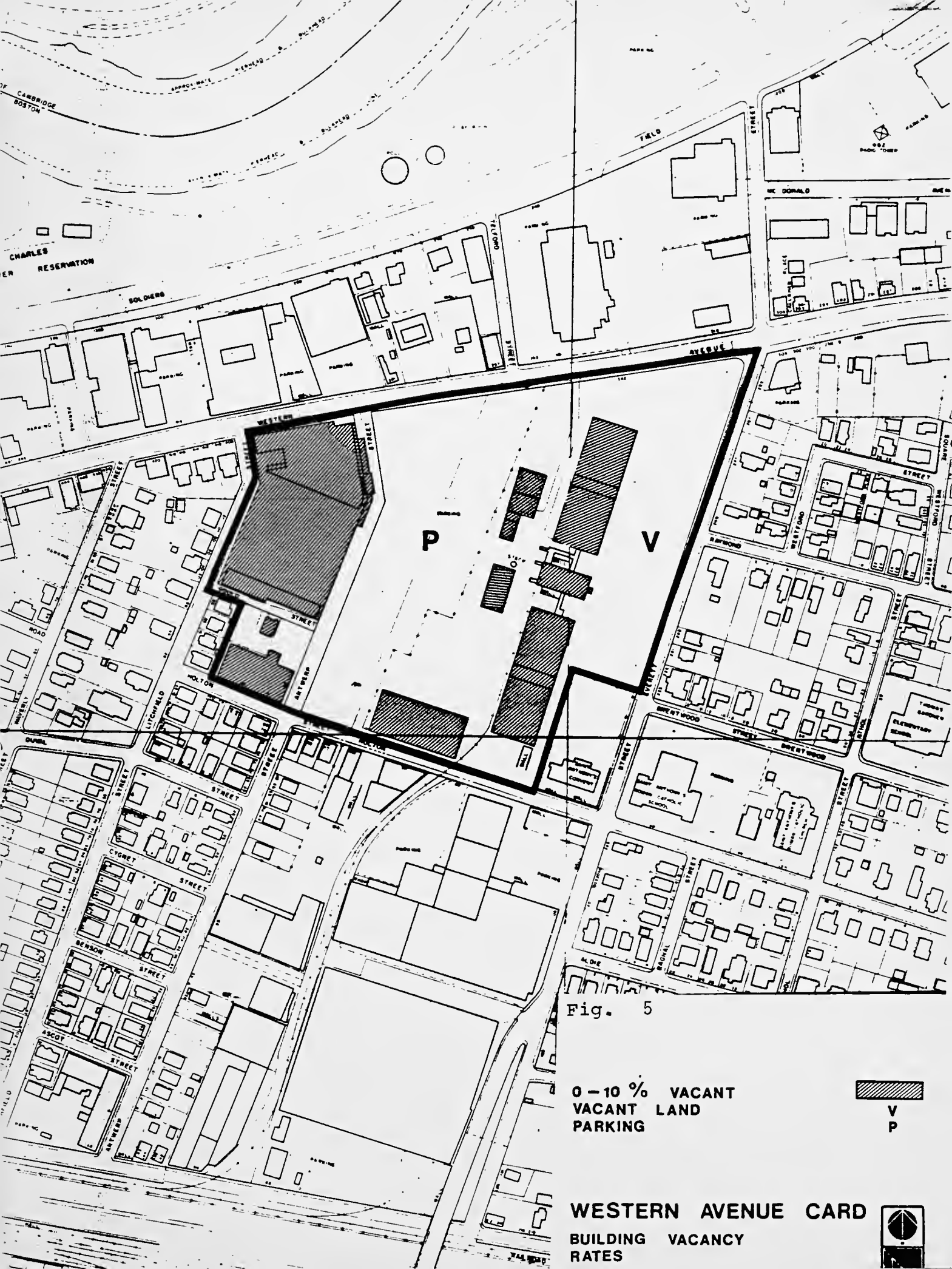
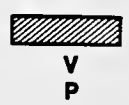


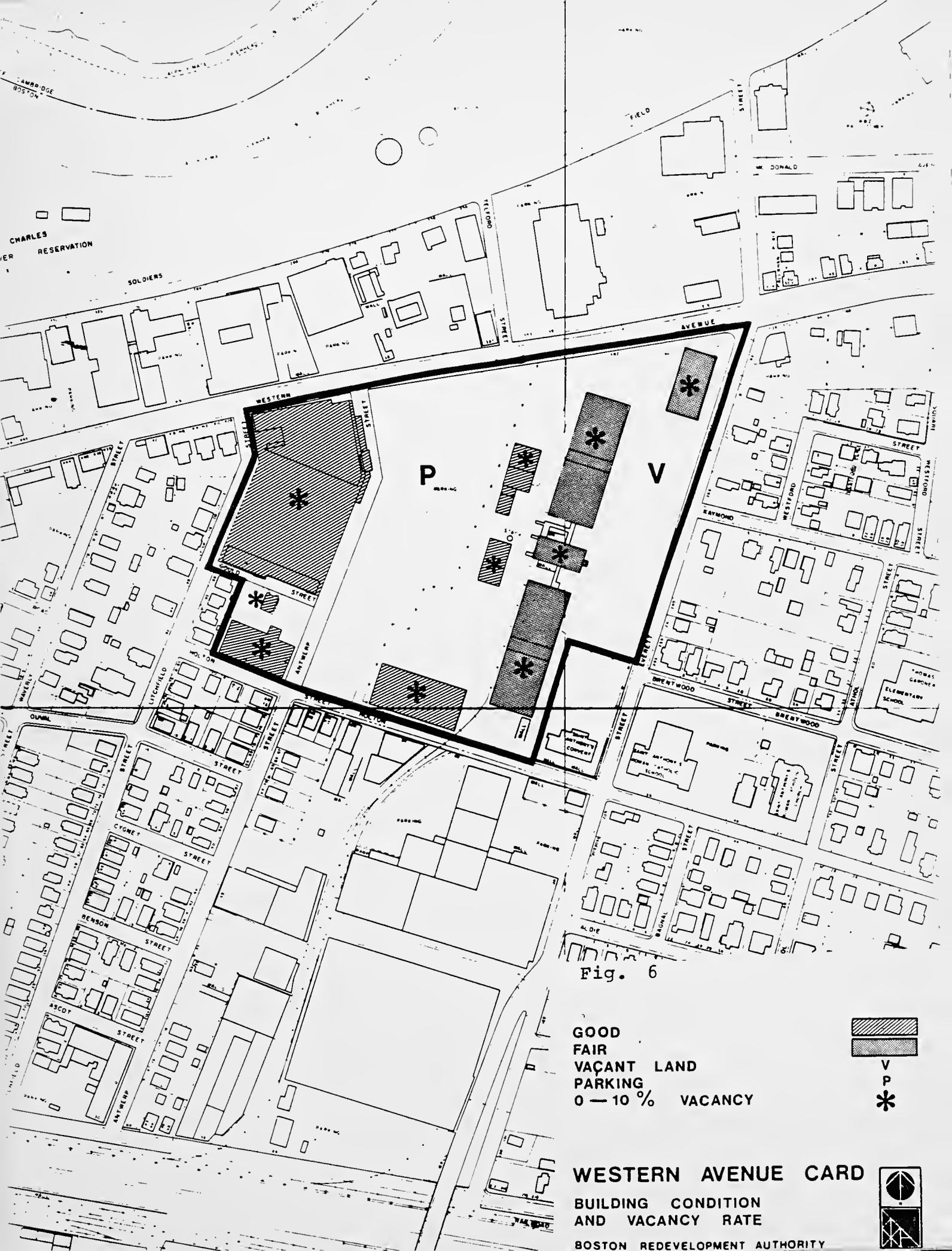
Fig. 5

0 - 10 % VACANT
VACANT LAND
PARKING



WESTERN AVENUE CARD
BUILDING VACANCY
RATES





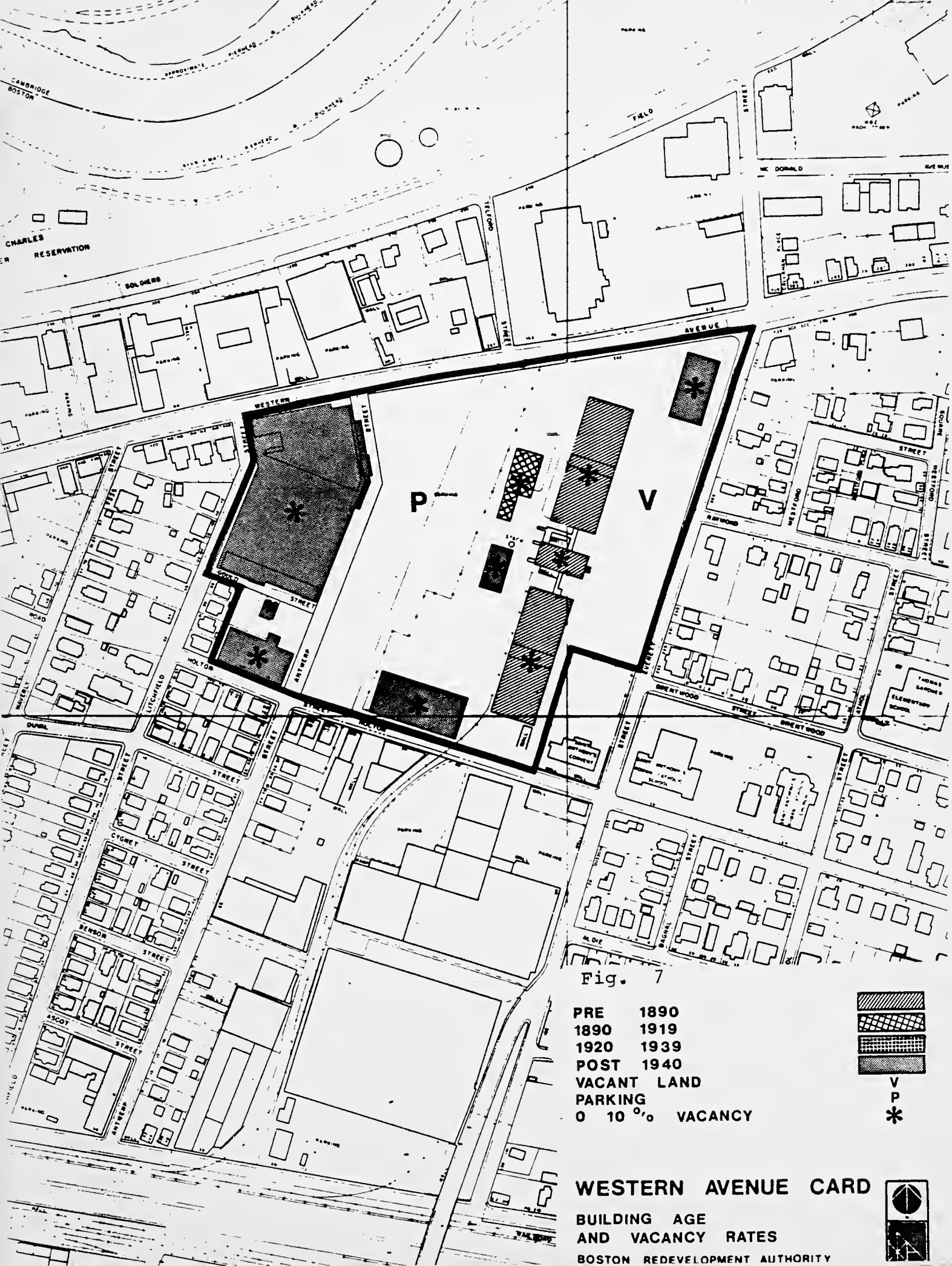
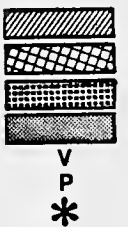


Fig. 7

PRE 1890
 1890 1919
 1920 1939
 POST 1940
 VACANT LAND
 PARKING
 0 10 % VACANCY



WESTERN AVENUE CARD

BUILDING AGE
AND VACANCY RATES

BOSTON REDEVELOPMENT AUTHORITY



2.0 Plan Objectives for the Western Avenue CARD

The planning objectives of the Western Avenue CARD are consistent with local public expenditures as reflected by the investment and success of the City's Housing Improvement Program, the proposed upgrading of Smith Playground, and the public support of the McNamara House Elderly Housing Project.

The objectives also support and reinforce the local priorities of gearing local commercial development to address the community needs for jobs and services.

The goals of the Western Avenue CARD are as follows:

1. To encourage the further improvements of the existing structures that would otherwise not be possible due to the present cost of financing development projects.
2. To promote the conversion of underutilized industrial structures to their most appropriate use as commercial or office space.
3. To promote development projects in the CARD that are aesthetically pleasing as well as economically viable.
4. To create new jobs for Boston residents.
5. To support a stable and diverse business district accessible to the residents of North Allston.
6. To reinforce the stability of Allston/Brighton as a residential community.

3.0 Boundaries of the Western Avenue CARD

The Western Avenue CARD contains nine buildings on adjacent lots with parking areas scattered throughout the area. The eastern section of the area contains the vacant rectangular tract of land facing onto Everett Street and the building on the southwest corner of the intersection of Western Avenue and Everett Street.

The northern boundary fronts onto Western Avenue and goes from Everett Street to the rear of the Star Market on Litchfield Street. The western boundary continues down Litchfield Street to Holton Street with the exception of the four residential properties on Litchfield Steeet. Finally, the southern boundary follows the center line of Holton Street from Lot 39 Holton Street to the western boundary of the MacNamara Housing Project. The boundaries of the Western Avenue CARD are as follows:

Starting at the corner of Everett Street and the southerly sideline of Western Avenue;

thence proceeding westerly along Western Avenue, to Litchfield Street;

thence proceeding southerly along Litchfield Street, following as it curves westwardly to Gould Street;

thence proceeding easterly along Gould Street for approximately 100 feet;

thence proceeding southerly paralled to Litchfield Street for approximately 200 feet to Holton Street;

thence proceeding easterly on Holton Street for approximately 750 feet to the westerly boundary of Saint Anthony's Convent.

Proceed, following the westerly and then northerly border of the Convent property to the westerly sideline of Everett Street;

thence proceed northerly on Everett Street to the southerly sideline of Western Avenue.



WESTERN AVENUE CARD

LOCATION

BOSTON REDEVELOPMENT AUTHORITY





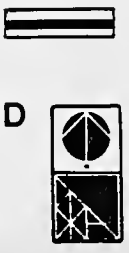
Fig. 8

BOUNDARIES

WESTERN AVENUE CARD

PROPOSED BOUNDARIES

BOSTON REDEVELOPMENT AUTHORITY



3.1 General Physical Conditions

The general physical condition of the Western Avenue CARD has improved substantially in the past few years, due to its purchase in 1978 by the Western Avenue Associates.

What was once underutilized and declining property now contains a small but thriving shopping district. At the center of the property is a large, well-lit and well-maintained parking lot. Along the western edge of the CARD area is a Caldor and a Star Market, and on the south, a row of small stores in what were formerly deteriorating industrial structures.

The eastern portion of the CARD district remains underutilized. The structures, known as the Mill Buildings are currently being used for light manufacturing, as warehouses, and office space. The Mill Buildings were constructed between 1890 and 1910 and are listed as being of historical interest by the Boston Landmarks Commission. They are in deteriorated condition. In view of the recent success of the rehabilitated commercia space and its positive impact on the surrounding community, it is evident that manufacturing and storage are not the highest or best uses of these remaining structures.

Behind the Mill Buildings, along Everett Street, is vacant, unmaintained land.

4.0 Land Use and Zoning

The present land use within the Western Avenue CARD is commercial, manufacturing and office space, with a substantial area for parking, and a large area of vacant land. All of the parking area is privately owned. (Summarized in Table II)

The total CARD area is approximately 775,000 square feet. Eighteen percent of the land is of major retail use. Twenty percent is presently used for manufacturing, storage, and office space. Fifty-four percent of the area is used for parking. The remaining land is vacant and includes a large overgrown parcel adjacent to Everett Street as well as irregularly shaped or inconvenient locations between the existing structures within the CARD boundary.

Over 60% of the total land area within the CARD supports commercial uses. This includes, retail, parking, and office space. Existing plans by present owners would increase this figure to over 90%.

Table II

Present Land Use in Square Footage of Western Avenue CARD

<u>Type of Land</u>	<u>Square Footage</u>	<u>Percent of Total</u>
Commercial	156,000	20%
Manufacturing/Office	120,000	16%
Vacant	79,000	10%
Parking	415,000	54%
Total	775,000	100%

The land associated with streets and alleyways within the CARD boundaries can be described as follows:

Antwerp Street (in part)	26,000	84
Gould Street	5,000	16
	<u>31,000</u>	<u>100</u>

Figure 10 shows the zoning districts in the CARD area. The CARD is almost wholly contained within an M-1 (light manufacturing) district.

The southwesterly corner of the CARD area is zoned R.8 (Residential) but presently contains a manufacturing/office use. The inclusion of this residentially-zoned property within the CARD is consistent with past and present land use patterns and in no way threatens the adjacent residential neighborhood.

The CARD area is not included within an Urban Renewal plan or district.

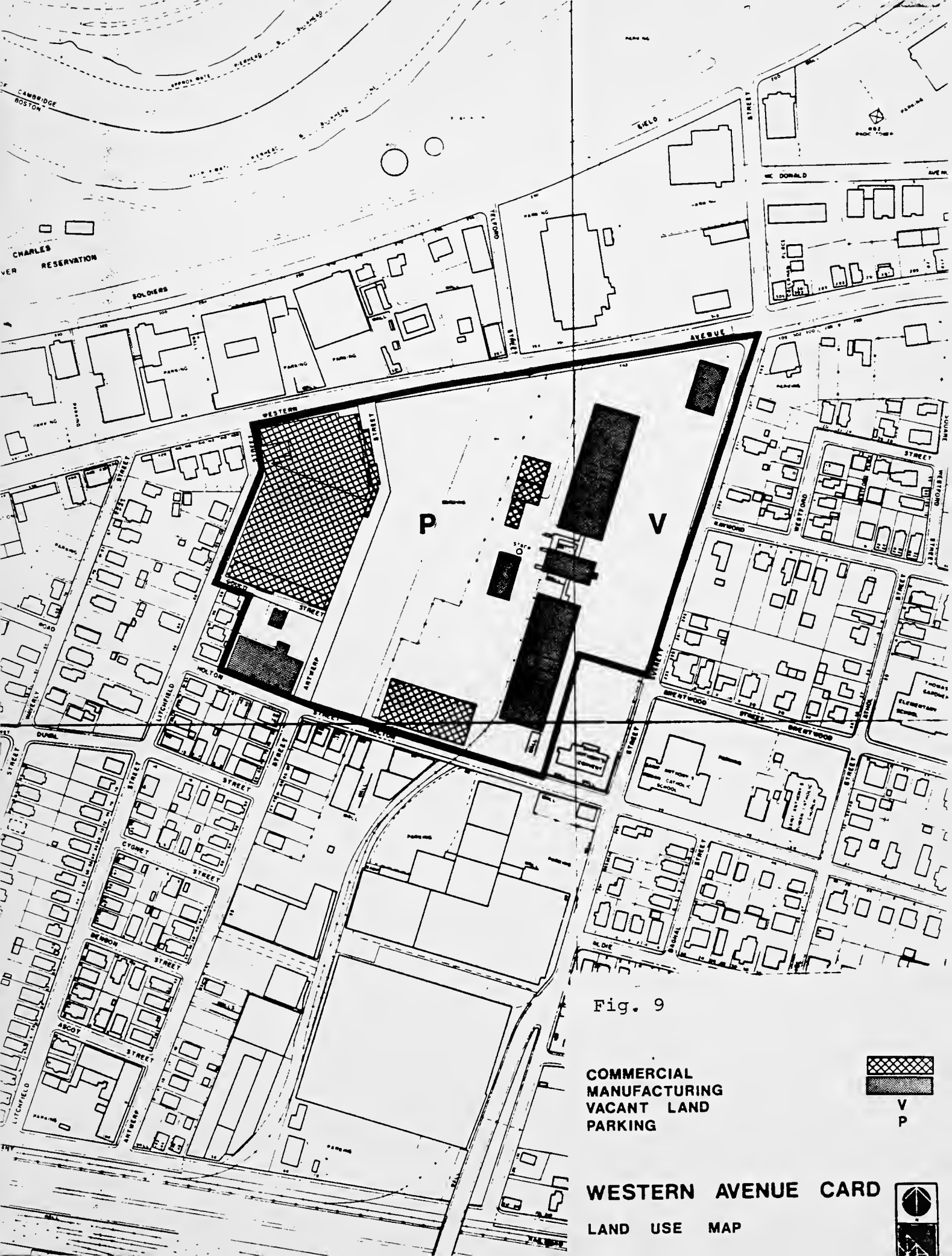
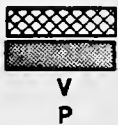


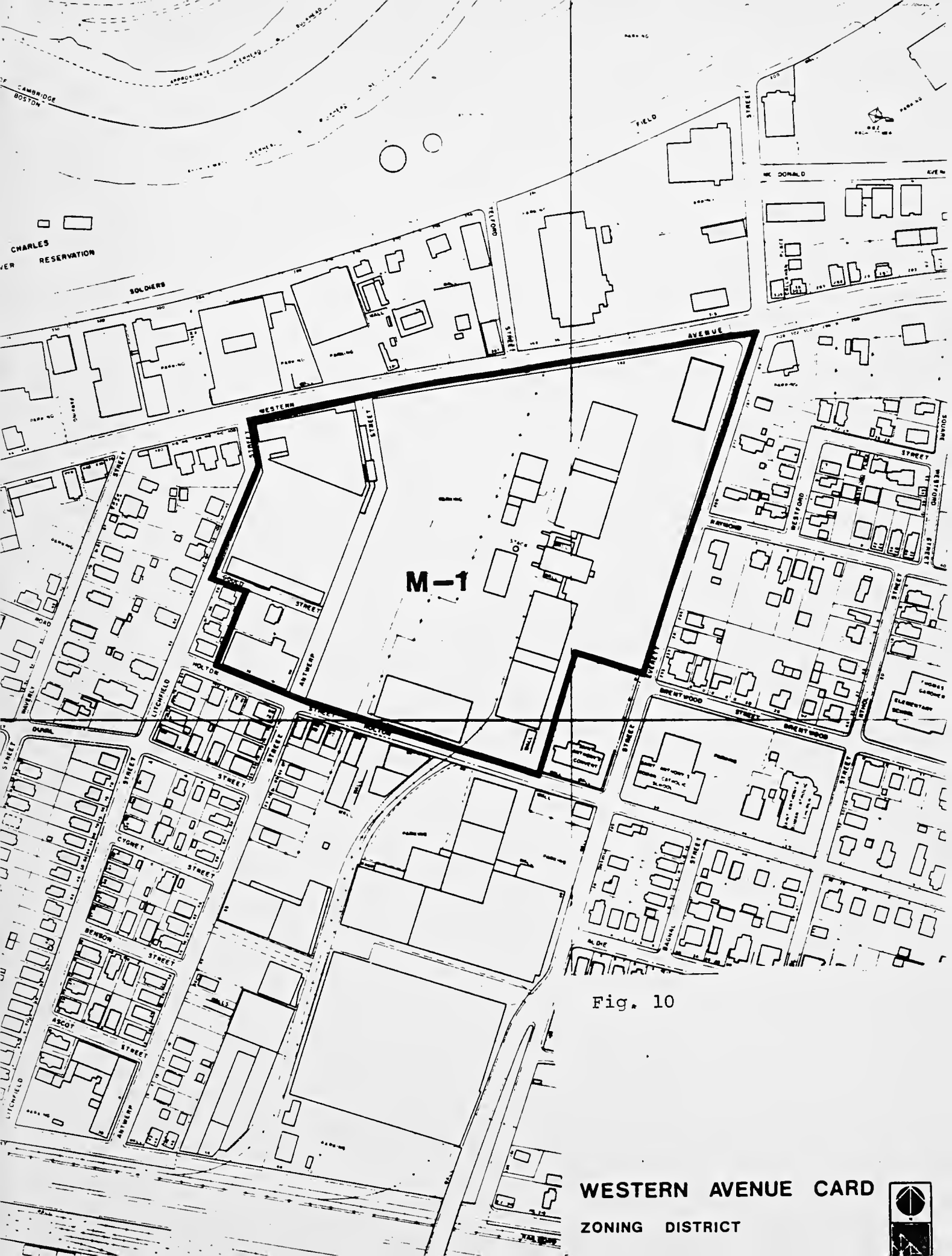
Fig. 9

COMMERCIAL
MANUFACTURING
VACANT LAND
PARKING



WESTERN AVENUE CARD
LAND USE MAP





M-1

Fig. 10

WESTERN AVENUE CARD
ZONING DISTRICT



ARTICLE 3

ESTABLISHMENT OF ZONING DISTRICTS

‡SECTION 3-1. Division of City into Districts. For the purposes of this code the City is hereby divided into districts as follows: three classes of residential districts; S (single family), R (general), and H (apartment); two classes of business districts: L (local) and B (general); and three classes of industrial districts: M (restricted manufacturing), I (general) and W (waterfront); each of which is further subdivided into subdistricts identified by a number which represents maximum allowed floor area ratio and some of which have a second number which represents a height limit, as follows: (‡As amended on July 9, 1973.)

‡(a) Residential Districts

S-.3)	Single Family
S-.5)	
R-.5)	General
R-.8)	
H-1-40)	Apartment
H-1-50)	
H-1)	
H-2-65)	
H-2)	
H-3)	
H-4)	
H-5-70)	
H-5)	

(‡As amended on February 17, 1971. March 20, 1972, and February 28, 1979.)

‡ (b) Business Districts

L-.5)	
L-1)	Local
L-2-65)	
L-2)	
B-1)	
B-2)	
B-4-70)	
B-4)	General
B-8-120)	
B-8)	
B-10-155)	
B-10)	

(‡ As amended on February 17, 1971,
September 27, 1973, and October 22, 1974)

(c) Industrial Districts

M-1)	
M-2)	Restricted Manufacturing
M-4)	
M-8)	
I-2)	General Industrial
W-2)	Waterfront Industrial

‡The boundaries of these districts are hereby originally established as shown on a series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, on file in the office of the City Clerk, which maps, with all explanatory matter thereon, and all maps which, by amendment of this code, may be substituted therefore or made supplemental thereto shall be deemed to be, and are hereby made, a part of this code.

(‡As amended on May 26, 1972)

‡SECTION 3-1A. Special Purpose Overlay Districts. A subdistrict or part thereof or a contiguous group of subdistricts or parts thereof may be designated as a special purpose overlay district as follows: (a) planned development area (distinguished by the addition of the letter "D" to the designation of the subdistrict or subdistricts); (b) urban renewal area (distinguished by the addition of the letter "U" to the designation of the subdistrict or subdistricts); (c) adult entertainment district (distinguished by the addition of the letter "E" to the designation of the subdistrict or subdistricts); (d) restricted parking district; (e) flood hazard district or (f) institutional district. In an overlay district the regulations specified for the base subdistrict or subdistricts shall apply, insofar as they are not in conflict with special regulations specified for a particular overlay district.

‡Planned Development Areas. The whole or any part of a subdistrict may be established as a planned development area if such area contains not less than one acre and the commission has received from the Boston Redevelopment Authority a development plan, approved by said Authority after a public

‡This Section, inserted March 24, 1977, incorporates districts formerly described in Section 3-1. The first paragraph was subsequently amended on June 8, 1977.

hearing, for the development of the planned development area, singly or in connection with other planned development areas, provided, however, that no development plan shall be approved by said Authority unless said Authority finds that such plan conforms to the general plan for the City as a whole and that nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare. Such development plan shall set forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures, and may include proposed building elevations, schematic layout drawings and exterior building materials, and such other matters as said Authority deems appropriate to its consideration of the proposed development of the area. To insure that no work proceeds other than in accordance with the development plan, no structure shall be erected, reconstructed, or structurally changed or extended in a planned development area unless all drawings and specifications therefor shall have been subjected to design review and approved by said Authority. The Building Commissioner shall not issue any building or use permit with respect to any building, structure, or land within a planned development area unless said Authority has

certified on the application therefor and on each and every plan filed with the Building Commissioner in connection therewith that the same is consistent with the development plan for such planned development area. Except as otherwise provided in Article 6A, planned development areas shall be subject to all the provisions of this code applicable to the subdistrict in which the area is located.

(‡As inserted on July 2, 1968)

‡Urban Renewal Areas. Upon application from the Boston Redevelopment Authority, the whole or any part of a subdistrict may be established as an urban renewal area if all land within such urban renewal area is the site of or for a low rent housing project, or a housing project for elderly persons of low income, or consists solely of land, including land under water, with respect to which an agreement has been entered into with said Authority establishing use and dimensional controls as specified in a land assembly and redevelopment, or urban renewal plan, as defined in Chapter 121 of the General Laws. Section 13-1 (except the maximum floor area ratio specified in Table B thereof), Section 13-2 and 13-4, and Articles 14, 16, 17, 18, 19, 20, 21, and 22 shall not apply to urban renewal areas; but except as otherwise provided in Article 6A, urban renewal areas shall be subject to all other provisions of this code applicable to the subdistrict in which the area is located.

(‡As inserted on September 7, 1967, and amended on July 2, 1968)

‡Restricted Parking District. A contiguous group of subdistricts or parts thereof may be established as a restricted parking district. Within a restricted parking district, off-street parking facilities including parking lots, parking garages, and parking accessory or ancillary to any use other than Use Items numbered 1 through 15 shall be conditional uses, which may be granted only in conformance with the provisions of Section 6-3A as well as Section 6-3.

(‡As inserted on September 27, 1973)

‡Adult Entertainment District. An adult entertainment district is an overlay district in which Use Items No. 34A and 38A (adult books and adult entertainment) are allowed, and in which the prohibition of moving or flashing signs in Section 11-2 does not apply.

(‡As inserted on November 27, 1974)

‡Flood Hazard Districts. The location of and regulations for flood hazard districts are set forth in Article 25 of this code.

(‡As inserted on March 24, 1977)

‡Institutional District. Notwithstanding the provisions of Table A of Section 8-7, in an institutional district the following uses are conditional uses in instances where they would otherwise be allowed under said Table A: any use listed under Use Item No. 16, 17, 20, 22A, 28, 29, or 30. Use Item No. 72, accessory parking, shall be a conditional use if the main use to which it is accessory is in existence at the time that new or additional parking spaces are applied for and if such main use is a use listed under Use Item No. 11, 12, 13, 13A, 14, 16, 16A, 17, 18, 19, 20, 22A, 28, 29, or 30.

(‡As inserted on June 8, 1977)

SECTION 3-2. Interpretation of District Boundaries. Where a district boundary is indicated on a map constituting part of this code as approximately following, or parallel to, the center line or side line of a street, highway, railroad right-of-way, or water course, such boundary shall be construed as following, or as being parallel to, such center line or side line. Where a district boundary is indicated on such a map as approximately following a lot line, such lines shall be construed to be said boundary. If no distance is indicated on such a map for a district boundary running parallel to the center line or side line of a street or highway, such dimension shall be assumed to be one hundred feet from such line or, if as determined by the use of the scale shown on such map it is at least twenty feet more, or twenty feet less, than one hundred feet, it shall be as so scaled.

5.0 Plan Strategy

5.1 Public Improvements and Local Financial Commitment

Substantial public and private investment has been made, and is projected to continue, in and around the Western Avenue CARD area. Most notable is the substantial commitment made by the Western Avenue Associates, since buying the property in May, 1978. Roughly, \$3.5 million has been spent on purchasing the property, rehabilitating and converting the structures, lighting, landscaping, and cosmetically improving the property. Their interest in improving the property, as well as working with the City and neighborhood residents has been outstanding.

Public funds have been expended in the neighborhood in two areas - capital improvements to nearby Smith Playground, and the Housing Improvement Program. Smith Playground is a park heavily used by neighborhood residents as well as city-wide leagues. The City has invested in new lighting fixtures, and extensive reconstruction is scheduled in the near future. Through the Housing Improvement Program, public investments have promoted owner-occupancy and the upgrading of residential housing in the area. Since the program's inception five years ago, 127 low- and moderate-income homeowners in the neighborhood have received HIP rebates totalling \$154,323. These rebates have leveraged \$338,961 in private home improvements.

In addition, the City is supporting, through a Chapter 121A tax agreement, the construction of Section 8 elderly housing at the intersection of Everett and Lincoln Streets, a lot adjacent to the Western Avenue CARD.

5.2 Use of Development Incentives Available Within the CARD Area

The Western Avenue CARD encompasses an area that contains short- and long-term opportunities for new construction and redevelopment.

Presently, the Mill Buildings which are located on the eastern portion of the CARD, are used for office, manufacturing and warehousing. The Western Avenue Associates have expressed an interest in rehabilitating these structures into commercial and office retail space. This increased commercial use would reinforce the existing retail space as well as provide additional jobs for local residents.

The 79,000 square feet vacant site along Everett Street provides another opportunity for increased parking or new development. This site has been vacant for a number of years and is an important property as it interfaces between residential and commercial land uses.

5.3 General Character of Development

The Western Avenue CARD area will primarily involve two types of revitalization: new development on vacant land, and rehabilitation of existing structures.

The most immediate effort could be the rehabilitation and conversion of existing structures. Approximately 130,000 square feet of building space now used for manufacturing has been identified for conversion to commercial use. The owner/developer has expressed interest in the project, and would benefit from additional incentives to convert the property to its highest use.

Areas suitable for potential development include the 79,000 square feet of vacant land along Everett Street, behind the Mill Buildings and other space presently used for parking. The Everett Street property is presently vacant, but development potential exists with appropriate economic incentives.

5.4 Land Use and Design Controls

While neither the CARD designation nor the Boston Zoning Code fully guarantee the outcome of future land use decisions, both are explicitly intended to:

- promote harmonious commercial uses within the CARD that conform to the general intent of the City's zoning Map (Zoning Map 7 - Brighton).
- promote commercial development and revitalization without threatening existing residential properties within the CARD boundary.

In addition to the design control exercised through the zoning Board of Appeal and the Boston Sign Code, a Design Review Process will be established to include local merchants and residents.

In the event that property owners using the CARD program request and receive a Chapter 121A tax agreement, the BRA automatically has design review prerogatives. When the property owner seeks relief from provision of the Zoning Code through the Zoning Board of Appeal, the variances are sometimes granted with a BRA design review proviso attached.

Should a developer wish to propose a project involving a site of one acre or more that will require exceptions to the Boston Zoning Code, the code provides for the creation of a Planned Development Area.

In order to establish a PDA, a complete development plan for the site must be prepared and submitted to the BRA for approval after a public hearing. The approved plan must then be submitted to the Boston Zoning Commission for its approval after a second public hearing before the BZC.

After the BRA and Boston Zoning Commission have approved the development plan for the PDA, any exceptions to the existing zoning code that are part of the plan must also be approved by the Zoning Board of Appeals after a third public hearing before this Board.

The BRA also requires that any developer in a CARD receive written certification from the Director of the BRA that the project proposed for the developer is:

1. located within the boundaries of the appropriate CARD, and
2. meets the objectives of the appropriate CARD plan.

In order to secure this certification, the developer must submit architectural and financial information to the Director of the BRA for design review and approval. The nature and type of project-related information to be submitted for proposed development projects is outlined in Section 8.0 of this plan.

6.0 Conformance with Other Local Plans

The Western Avenue Area CARD is consistent with the Allston/Brighton District Profile and Proposed 1979-1981 Neighborhood Improvement Program as developed and published by the Neighborhood Planning Program of the Boston Redevelopment Authority.

The conversion of existing industrial/manufacturing structures to commercial use is in support of the surrounding residential area. The Western Avenue CARD incentives will work to stabilize the residential community.

7.0 Business Community and Citizen Participation Provision

7.1 Citizen Participation in the Development of the Western Avenue CARD Plan

Subsequent to the preparation of this CARD application in draft and prior to its submission to the BRA Board, a meeting with local businessmen and neighborhood representatives was convened by the BRA Neighborhood Planner for Allston/Brighton for the purpose of receiving neighborhood input and making any modifications proposed and generally supported by the residential and business community.

7.2 Citizen Participation in the Implementation of the Western Avenue CARD Plan

In order to be eligible for any present or future development incentives that would not otherwise be available, except in a Commercial Area Revitalization District, any developer of a proposed project in the Western Avenue Area CARD must secure certification from the Director of the Boston Redevelopment Authority that the proposed project is:

- (1) located within the boundaries of the Western Avenue Area CARD, and
- (2) meets the objectives of the Western Avenue Area CARD Plan.

Before granting the above certification, the BRA requires the submission of certain project related information for review and approval. The nature and type of this required project-related information is outlined in Section 8.0 of the Western Avenue Area CARD Plan.

As part of the review process, civic leaders and businessmen from the Allston/Brighton area will be asked for comment on projects seeking CARD-related development incentives.

The citizen participation provisions that are part of the BRA project approval process may also be extended beyond the BRA certification stage depending on the CARD development incentives sought by the developer of a given project.

Any tax exempt revenue bond financing proposal for a project in the Western Avenue Area CARD must be approved by the Boston Industrial Financing Authority at a scheduled public meeting of IDFA.

The public purpose of such bond issues must also be approved by the Boston City Council. This approval process includes a public hearing before the Neighborhood Development Committee and a vote of full City Council at a regularly scheduled Council meeting that is open to the public.

Any application for mortgage insurance through the Massachusetts Industrial Finance Agency must be approved at a regularly scheduled meeting of MIFA.

8.0 Project Certification and Submission Requirements

In order to be eligible for any present or future development incentives that would not otherwise be available except in the Western Avenue Commercial Area Revitalization District, any developer of a proposed project in the Western Avenue CARD must secure written certification from the Director of the Boston Redevelopment Authority that the proposed project:

- (1) is located within the boundaries of the approved Western Avenue CARD and
- (2) that the proposed development project is in conformance with the objectives of the approved Western Avenue CARD Plan.

In order to ensure that a proposed development project in the Western Avenue CARD meets the above project certification criteria, the developer of the project shall submit the following materials to the Director of the BRA for design review and project certification:

- (1) Site plans showing the Project Area and the approximate location of structures and facilities to be constructed.
- (2) Drawings showing the buildings and other improvements to be constructed in a form adequate to show the nature and extent of the project, including elevations, floor plans, and elevations of the surrounding area.
- (3) Outline Specifications showing generally the character and quality of the construction to be employed.
- (4) A statement of all permissions which will be required for the project to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston.
 - (a) A statement of the deviations required from the State Building Code to include the anticipated date said deviations will be approved.
 - (b) If deviations are required from the Boston Zoning Code, the request shall have a comparison of what the Code requires and what the Project will provide.
- (5) A pro forma financial statement showing the developer's ability to carry out the proposed project.

9.0 Description of the Implementing Agency

The implementing of agency for the Western Avenue CARD is the Boston Redevelopment Authority.

The BRA has been both the planning and urban renewal agency for the City of Boston since 1960.

The BRA was established in August 1957 at the request of the Mayor and City Council and carries out urban renewal programs in accordance with Chapter 121B of the Massachusetts General Laws. It received its certificate of organization from the Secretary of the Commonwealth on October 4, 1957.

The planning function was assumed in 1960 when the City Planning Board was abolished and its staff transferred to the BRA, under Chapter 652 of the Acts of 1960 (M.G.L. Ch. 121A).

The BRA is also the designated City agency responsible for the review and approval of all 121A applications within the City of Boston. Chapter 652 of the Acts of 1960 gives the BRA the power to approve applications for the formation of non-profit, limited dividend or cooperative entities under Chapter 121A, Section 13 of the Massachusetts General Laws for the purpose of redevelopment within the City.

In addition, the Authority reviews and makes recommendations on all cases before the Boston Zoning Board of Appeal and must review and approve all development plans for Planned Development Area under the Boston Zoning Code.

In order to carry out these various functions, the Authority maintains a permanent staff in several departments and disciplines that are directly related to the review and implementation of the Western Avenue CARD.

These departments and disciplines include urban design, landscape, architecture, comprehensive planning, neighborhood planning, environmental review, preservation planning, legal, engineering, real estate and research.

10.0 Notice of Public Hearing

The Planning and Development Committee of the Boston Council will hold a public hearing on Tuesday, May 12, 1981 at 9:00 A.M. in the Council Chamber to discuss the creation of a Western Avenue Commercial Area Revitalization District (CARD).

The boundaries of the Western Avenue CARD are as follows:

Starting at the corner of Everett Street and the southerly sideline of Western Avenue; thence proceeding westerly along Western Avenue, to Litchfield Street; thence proceeding southerly along Litchfield Street, following as it curves westwardly to Gould Street; thence proceeding easterly along Gould Street for approximately 100 feet; thence proceeding southerly parallel to Litchfield Street for approximately 200 feet to Holton Street; thence proceeding easterly on Holton Street for approximately 750 feet to the westerly boundary of Saint Anthony's Convent. Proceed, following the westerly and then northerly border of the Convent property to the westerly sideline of Everett Street; thence proceed northerly on Everett Street to the southerly sideline of Western Avenue.

A plan for the development of the Western Avenue CARD will be presented at the hearing.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978 Chapter 495) authorized the use of tax-exempt industrial revenue bond financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization has been approved both by the City and by the Secretary of Communities and Development. A similar amendment to Chapter 23B makes approval of such a plan by the Secretary a pre-condition for the use of Urban Job Incentive Program Tax credits by commercial facilities. In the future, the State legislature may tie the availability of other incentives to CARD plan approvals.

PUBLISHER'S CERTIFICATE

Commonwealth of Massachusetts }
County of Suffolk } ss.

On this 8th day of May A. D. 19 81
personally appeared before the undersigned, a Notary Public, within
and for the said county, Betty Walker

of the Boston Herald American a newspaper published by
The Hearst Corporation, in Boston, County of Suffolk, in the Common-
wealth of Massachusetts, and who being duly sworn, states on oath that the
Boston Redevelopment Authority Western Ave. CARD
Public Hearing 5/12/81 advertisement
was published in said newspaper in its issues of

May 1, A. D. 19 81

Betty Walker

Subscribed and sworn to before me, this 8th

day of May A. D. 19 81

Flourence M. Ambrose

Notary Public

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